



**Hayward  
Tod**

**3 bed, 2 rec Mid Terraced House | 62 Etterby Street | Stanwix | Carlisle | CA3 9 JD**  
**Offers In The Region Of £185,000**







An attractive period townhouse with good sized rear garden in the popular Stanwix area with a superb range of amenities to hand. Walk to parkland, river and city centre. Three bedrooms and first floor bathroom. Two good living rooms and a galley kitchen. There is space for a generous extension to create a wonderful living kitchen opening out to the private rear garden. Loads of potential. Viewing a must.

#### APPROXIMATE MILEAGES

Stanwix primary school 0.2 | city centre 1 | M6 motorway J44 1.9 | Penrith - North Lakes 21 | Newcastle International Airport 56.2

#### ACCOMMODATION SUMMARY

Vestibule | Hall | Sitting room | Dining room | Galley kitchen | First floor small landing | Front double bedroom one | Rear double bedroom Two | Front single bedroom three | Bathroom | Forecourt | Pleasant rear lawned garden | Council Tax Band - B | Energy Performance Rating - D | All mains services | Gas central heating | Freehold

#### WHY ETTERBY STREET?

Popular northern suburb close to parkland and the river Eden, just across the bridge from central Carlisle and The Sands Centre. Stanwix Village as it is known is on several bus routes and has a superb range of amenities including two pubs, a bar, takeaways, a primary school and Sainsbury's Local amongst others. The University of Cumbria's Brampton Road campus is a five minute walk. The location is convenient for main road network - A7, A69 and M6. Of historical interest, Stanwix is built on the site of a Roman fort which was the largest fort on Hadrian's Wall.









## Ground Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.